



97 Brands Hill Avenue, High Wycombe - HP13 5PX

Offers Over £650,000

**TIM RUSS**  
& Company



- Situated within easy access to highly regarded schools and mainline station
- An immaculately presented and much improved 1960's built family home facing a central green with wonderful panoramic views across the valley
- Providing split level accommodation and picture windows offering an abundance of natural light
- Scope to reconfigure and extend if required and subject to the usual consents

The property is ideally situated within a short drive to the main line station providing a frequent service into London Marylebone, with the fastest trains taking approximately 28 minutes. High Wycombe provides a centre for major retail outlets and supermarkets including the renowned Eden Shopping centre. For families there are a number of highly regarded schools in the area, notably the nearby Royal Grammar school (boys), also John Hampden (boys) and Wycombe High School (girls). The M40 can be joined at junction 4 High Wycombe with easy accessibility to the M4 (Heathrow) and the M25. At Handy Cross is the new hub development which includes a state of the art leisure centre and full size Waitrose.

**Council Tax band: F**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: D**

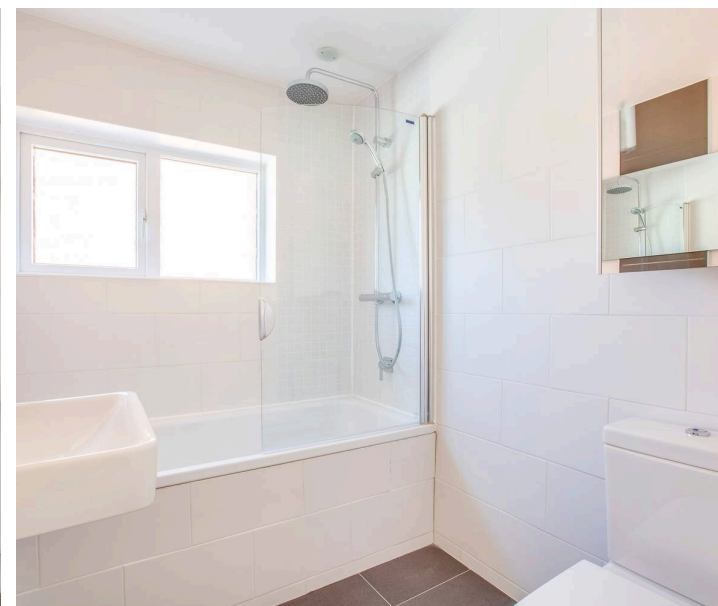


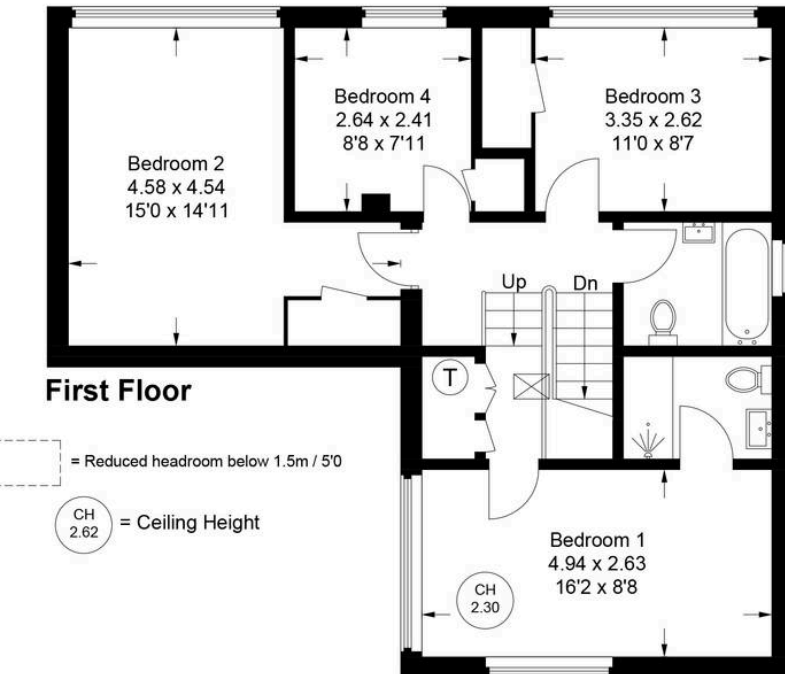
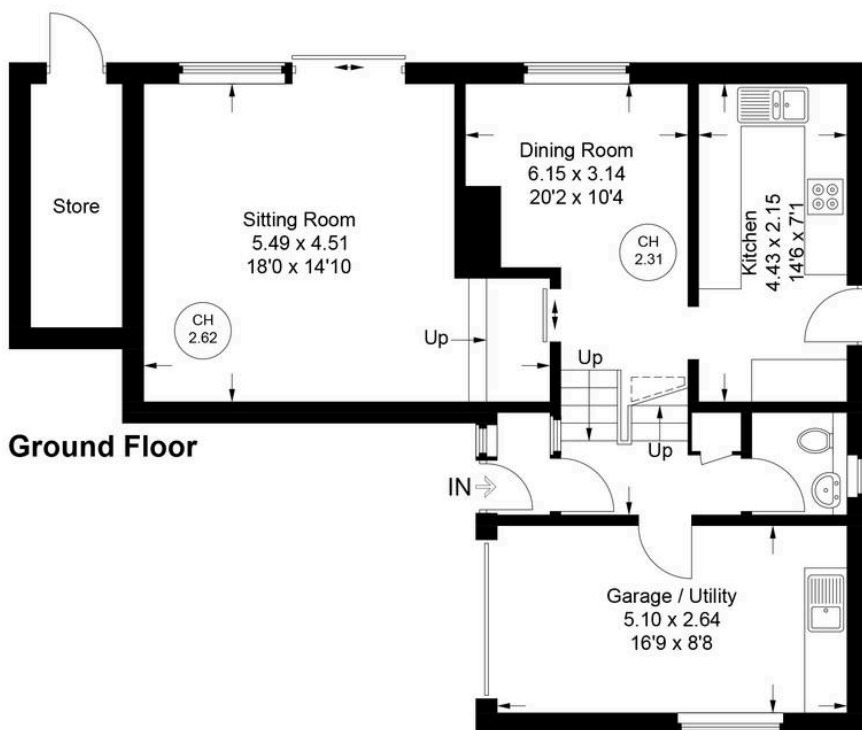
Situated in a highly sought after location offering convenience and lifestyle advantages, this immaculately presented 4-bedroom detached house is a rare find in today's market. Located within easy access to highly regarded schools and a mainline station, this property is ideal for families and commuters alike.

Built in the 1960s, this family home faces a central green offering a tranquil setting with panoramic views across National Trust Land. The split-level accommodation boasts picture windows that flood the interiors with natural light, creating a warm and inviting atmosphere throughout. There is scope to reconfigure and extend the property, subject to the necessary consents, allowing the new owners to tailor the space to suit their needs.

The sitting room features sliding patio doors that lead to the rear garden, where one can enjoy the far-reaching views. A separate dining room opens to a contemporary refitted kitchen complete with built-in appliances, catering to modern-day living. The integral garage/utility room provides convenient storage solutions. The main bedroom is accompanied by a modern refitted ensuite shower room, while the three further bedrooms are served by a stylish refitted family bathroom.

Outside, the property continues to impress with an attractive west-facing rear garden set on a gently sloping plot, perfect for outdoor entertaining or relaxation. Additionally, ample parking spaces are available, making it convenient for residents and guests alike to park securely on the premises or on street parking.





## 97 Brands Hill Avenue, HP13 5PX

Approximate Gross Internal Area (Including Garage)

Ground Floor = 67.0 sq m / 721 sq ft

First Floor = 66.5 sq m / 716 sq ft

Store = 4.6 sq m / 49 sq ft

Total = 138.1 sq m / 1486 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## Tim Russ and Company

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Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.  
For more information please visit our website.



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